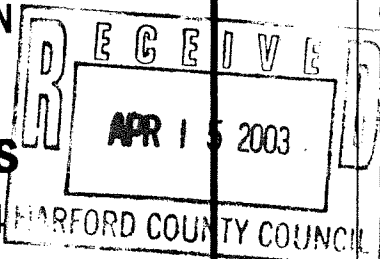


STANDARD APPLICATION
Harford County
Board of Appeals

Bel Air, Maryland 21014



Case No. 5345
Date Filed 4/8/03
Hearing Date _____
Receipt _____
Fee \$50

Shaded Areas for Office Use Only

Type of Application

CASE 5345 MAP 49 TYPE Variance

- ☐ Administrative Decision/Interpretation
☐ Special Exception
☐ Use Variance
☐ Change/Extension of Non-Conforming
☒ Minor Area Variance
☐ Area Variance
☐ Variance from Requirements of the Code
☐ Zoning Map/Drafting Correction
- ELECTION DISTRICT 3 LOCATION 703 McLean Court, Bel Air, Md. 21015
BY Basil and Elizabeth F. Karukas
Appealed because a variance pursuant to Section 267-36B, Table V of the Harford County Code
to allow a sunroom within the required 35 foot rear yard setback (proposed 27 foot) in a R2/COS
District requires approval by the Board.

NOTE: A pre-conference is required for property within the NRD/Critical Area or requests for an Integrated Community Shopping Center, a Planned Residential Development, mobile home park and Special Exceptions.

Applicant/Owner (please print or type)

Name BASIL & ELIZABETH F. KARUKAS Phone Number 410-879-2383
Address 703 MCLEAN COURT BEL-AIR MD 21015
Street Number Street City State Zip Code

Co-Applicant _____ Phone Number _____

Address _____
Street Number Street City State Zip Code

Contract Purchaser _____ Phone Number _____

Address _____
Street Number Street City State Zip Code

Attorney/Representative _____ Phone Number _____

Address _____
Street Number Street City State Zip Code

Hearing: 6/4/03

Land Description

Address and Location of Property 703 McLEAN COURT
BEL-AIR MD. 21015

Subdivision BRICK HILL EST PT 68/54 Lot Number 17

Acreage/Lot Size 9086 SF Election District 3 Zoning R2/60S

Tax Map No. 49 Grid No. 2F Parcel 60 Water/Sewer: Private _____ Public ☒

List ALL structures on property and current use: HOUSE AND DECK

Estimated time required to present case: 30 MINUTES

If this Appeal is in reference to a Building Permit, state number N/A

Would approval of this petition violate the covenants and restrictions for your property? NO

Is this property located within the County's Chesapeake Bay Critical Area? Yes _____ No ☒

If so, what is the Critical Area Land Use designations: _____

Is this request the result of a zoning enforcement investigation? Yes _____ No ☒

Is this request within one (1) mile of any incorporated town limits? Yes _____ No ☒

Request

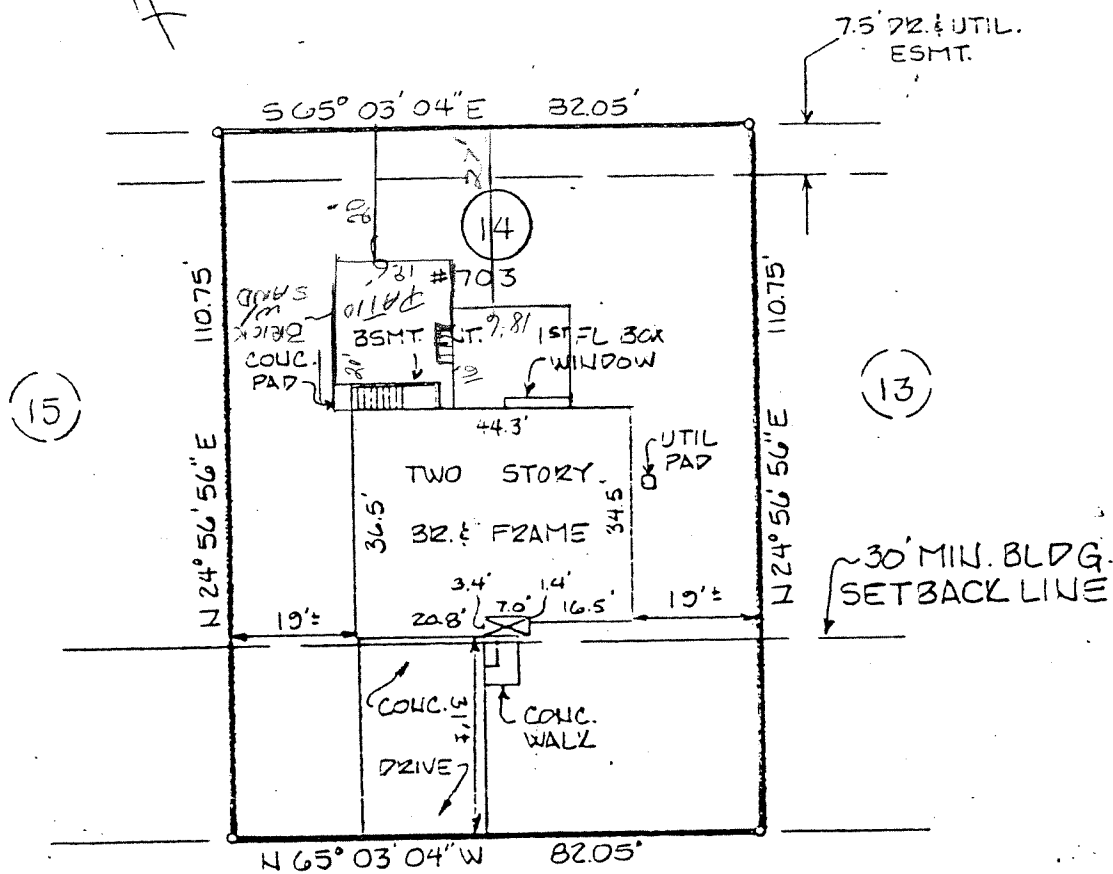
MY WIFE AND I ARE IN OUR EARLY 60'S AND WISH TO REPLACE
OUR DECK WITH A 4 SEASON SUN ROOM. BY LAW, THE MINIMUM
REAR SET BACK IS 35'. WE ARE REQUESTING A VARIANCE
TO A 27' SET BACK, SO WE CAN BUILD A 16'X18'6" SUN ROOM
WITH BRICK PATIO. BY OUR ATTACHED PLAT WE HAVE LIMITED SPACE TO EXPAND.

Justification

BY OUR ATTACHED PLAT, DUE TO LOT SIZE CANNOT EXPAND WITH ANY WINDOW
ENCLOSURE. WILL NOT EFFECT MY NEIGHBORS IN ANY WAY BY BUILDING IN THE SAME
PLACE AS THE EXISTING DECK. THE SUN ROOM WILL ADD VALUE TO THE HOUSE
AND COMMUNITY AND BEAUTIFY THE HOUSE AND PROPERTY, BECAUSE THE DECK
WILL COME DOWN.

If additional space is needed, attach sheet to application. In answering the above questions, please refer to the Requirements that pertain to the type of approval request. (Special Exception, Variance, Critical Area or Natural Resource District (NRD) Variance, etc.)

NOTE: Lot 14 shown hereon does not lie within any 100 year flood boundary, shown on National Flood Insurance Program, Flood Insurance Rate Map for Harford County, Maryland Community Panel Number 240040 0096A and/or 240040 0098A, effective date March 2, 1983, but does lie with Zone C (area of minimal flooding) shown on said map.



THIS PLAT IS TO CERTIFY THAT WE HAVE MADE A LOCATION SURVEY OF THE IMPROVEMENTS AND THAT THEY ARE LOCATED AS SHOWN HEREON: AND IS NOT INTENDED FOR USE IN ESTABLISHING PROPERTY LINES AND DOES NOT CONSTITUTE A BOUNDARY SURVEY.

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.

Wayne E. Maisenholder
ASSOCIATE

REG. NO. 10585

MCLEAN COURT

Being Known And Designated As Lot 14,
As Shown On Plat 2, Brierhill Estates,
As Recorded In Plat Book C.G.H. 68-54.

#703 McLean Court
Brierhill Estates

HARFORD CO., MD.
SCALE 1"=30'

ELECT. DIST. No. 3
DATE 7/13/94